

**STATE OF TEXAS  
COUNTY OF BEXAR**

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**CENTER CITY HOUSING  
INCENTIVE POLICY AGREEMENT  
OF THE CITY OF SAN ANTONIO**

This Center City Housing Incentive Policy Agreement (hereinafter referred to as this "Agreement") is made and entered into by and among the City of San Antonio (the "CITY"), a municipal corporation of the State of Texas, acting by and through its City Manager or her designee, the Houston Street Tax Increment Reinvestment Zone #9 (the "TIRZ"), acting by and through its Board of Directors and Flats on St Mary's INC (hereinafter referred to as "DEVELOPER") and whom together may be referred to as the "Parties".

**RECITALS**

**WHEREAS**, DEVELOPER is engaged in an economic development project that will be located within the city limits of San Antonio and within the boundaries of the TIRZ that will consist of the construction of FIFTY-FOUR (54) rental housing units to be located at 601-617 N St. Mary's St, San Antonio, TX 78205 (the "Project Site"), as more specifically described in **Exhibit A**; and

**WHEREAS**, once completed, the Project is anticipated to result in the investment of approximately EIGHT MILLION THREE HUNDRED THIRTY-THREE THOUSAND THREE HUNDRED FORTY DOLLARS AND 0 CENTS (\$8,333,340.00) in land acquisition and real property improvements within the boundaries of the TIRZ and City Council District 1; and

**WHEREAS**, DEVELOPER is seeking economic incentives from the CITY and the TIRZ to undertake and complete the Project; and

**WHEREAS**, the CITY and the TIRZ have identified funds to be made available to DEVELOPER in the form of a economic development program grant and certain fee waivers (the "Incentives") for use in undertaking and completing the Project in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, pursuant to Chapter 380 of the Texas Local Government Code and Section 311.010(b) and Section 311.010 (h) of the Texas Tax Code, the CITY and the TIRZ are authorized to grant and loan funds to promote state or local economic development and to stimulate business and commercial activity in the municipality and within the TIRZ; and

**WHEREAS**, the City Council has authorized the City Manager or her designee to enter into this Agreement in accordance with the City's Center City Housing Incentive Policy (the "Policy"), **Exhibit B**, as approved by City Ordinance No.2016-06-16-0468, passed and approved on June 16, 2016, to grant and loan certain funds as described herein and to waive certain fees; and

**WHEREAS**, the Board of Directors of the TIRZ, by resolution dated June 23, 2016, has authorized the TIRZ to enter into this Agreement for the limited purpose of authorizing Tax Increment Funds ("TIF"), which, pursuant to Section 311.004, Texas Tax Code, are certain funds

established by the CITY for the TIRZ, to be used as a funding source for the Incentives; **NOW THEREFORE:**

The Parties hereto severally and collectively agree, for the consideration herein set forth, and by the execution hereof are bound, to the mutual obligations herein contained and to the performance and accomplishment of the tasks hereinafter described:

#### **ARTICLE I. AGREEMENT PURPOSE**

DEVELOPER shall undertake the Project which is anticipated to promote local economic development and to stimulate business and commercial activity in the City of San Antonio and in the TIRZ. The CITY and TIRZ are supporting the Project through this Agreement to provide Incentives to be used to defray costs associated with the Project.

#### **ARTICLE II. AGREEMENT PERIOD**

This Agreement shall commence upon the Effective Date listed on the signature page and shall terminate upon the earlier of: (A) December 31<sup>st</sup> of the year following the final year eligible for tax reimbursement; (B) the full-payment of Incentives by CITY and/or TIRZ to DEVELOPER, as limited by this Agreement and subject to funding availability; or (C) termination of this Agreement as otherwise provided herein (the "Term").

#### **ARTICLE III. PROJECT REQUIREMENTS**

##### **A. The Project.**

1. Investment. DEVELOPER shall invest approximately EIGHT MILLION THREE HUNDRED THIRTY-THREE THOUSAND THREE HUNDRED FORTY DOLLARS AND 0 CENTS (\$8,333,340.00) (the "Minimum Investment") in an economic development project that will be located within the city limits of San Antonio and within the boundaries of the TIRZ that will consist of the construction of fifty-four (54) rental housing units, 6,800 square feet of commercial office space, and 17,000 square feet of commercial retail space located at the Project Site (the "Project"). The Minimum Investment shall include, but not be limited to, expenditures in: land acquisition, design, building construction costs, engineering, public improvement costs, taxes and insurance, administrative and financing costs, and DEVELOPER fees, as described in DEVELOPER's CCHIP Application, **Exhibit C**.

2. Construction. DEVELOPER shall commence construction and demolition, if applicable, at the Project Site on or before January 30, 2018 ("Commencement Date"), and shall use commercially reasonable efforts to complete construction no later than June 30, 2019 (the "Completion Date"), subject to Force Majeure as defined in this Agreement. The Commencement Date shall be determined by the issuance of a building permit for the Project Site and CITY's receipt of correspondence from the general contractor for the Project certifying that construction has commenced. The Completion Date shall be determined by the issuance of a final Certificate of Occupancy for the

Project Site by CITY, not to be unreasonably withheld.

- a. DEVELOPER shall provide written progress reports to City on the Project and Project Site on a quarterly basis from the Commencement Date through the Completion Date (the "Construction Period"). In addition to the quarterly progress reports, should CITY request an interim progress report during the Construction Period, DEVELOPER shall provide such progress report within fifteen (15) business days.
  - b. DEVELOPER shall comply with all applicable Federal, State and local laws and regulations, including federal Environmental Protection Agency (EPA), Texas Department of State Health Services (TDSHS) and Texas Commission on Environmental Quality (TCEQ) rules and regulations and all other regulations and laws relating to the environment, Asbestos Containing Materials (ACM), Hazardous Substances or exposure to ACM and Hazardous Substances as applicable and shall develop and operate the Project in accordance with the terms and conditions of this Agreement.
  - c. No streets, sidewalks, drainage, public utility infrastructure, or other public improvements ("Public Improvements") with a lien still attached may be offered to the CITY for dedication. If any lien or claim of lien, whether choate or inchoate (collectively, any "Mechanic's Lien") is filed against DEVELOPER regarding the Public Improvements on the Project by reason of any work, labor, services or materials supplied or claimed to have been supplied by, or on behalf of, DEVELOPER, or any of its agents or Contractors, DEVELOPER shall cause the same to be satisfied or discharged of record, or effectively prevent the enforcement or foreclosure against the Project's Public Improvements by injunction, payment, deposit, bond, court order or otherwise.
  - d. DEVELOPER is responsible for complying with all applicable City Code provisions, including provisions of the Unified Development Code, enforced pursuant to the CITY's subdivision platting authority, and as amended, including, but not limited to, those provisions related to drainage, utilities, and substandard public street rights-of-ways for development and construction of the Project including the Public Improvements. In addition, DEVELOPER shall exercise commercially reasonable efforts to follow the Urban Neighborhood recommendations of the applicable Master Plan, if any, and shall consider incorporating low impact development strategies for water quality, storm water and drainage where appropriate for the Project. This Agreement in no way obligates City to approve any subsequent permits or requests for the Project as DEVELOPER is still responsible for acquiring all necessary permits and/or approvals as needed for the Project.
3. If a Project is a market rate rental project, DEVELOPER is required to preserve and maintain 10% of the housing units, with a minimum of one (1) unit, at the Project's first year rental rate per square foot, adjusted for inflation in accordance with the

Consumer Price Index (CPI) for the 0300 South Urban area, for the Term of the Agreement. DEVELOPER must designate the preserved units upon project completion and maintain those same units at the preserved rate throughout the Term of the Agreement. DEVELOPER will make available annual apartment leases demonstrating the same units are maintained at the first year rental rate per square foot.

#### **ARTICLE IV. ECONOMIC DEVELOPMENT PROGRAM INCENTIVES**

The Incentives offered by the CITY to the DEVELOPER in this Agreement shall be in compliance with the Policy in effect as of the Effective Date of the Agreement, which Policy may be amended from time to time. Should the Incentives provided in this Article exceed the maximum amount authorized in the Policy, then that award shall be automatically amended to provide only the amount authorized by the Policy.

Economic Development Program Incentives. CITY and TIRZ are providing DEVELOPER with Incentives in a cumulative amount of approximately, but not limited to, ONE MILLION FIFTY THOUSAND TWO HUNDRED NINETY-NINE DOLLARS AND 0 CENTS (\$1,050,299.00), as summarized in the attached CCHIP Agreement Term Sheet, **Exhibit D**.

No disbursement of Incentives, other than fee waivers, shall be made until receipt by CITY of the following:

- (a) Fully executed Agreement by all Parties; and
- (b) Evidence of the issuance of a building permit from the City of San Antonio for the residential component of the Project on or prior to the Commencement Date; and
- (c) A letter by the general contractor confirming commencement of construction of the project and
- (d) A letter from a qualified financial institution, Financial Controller, or Certified Public Accountant confirming DEVELOPER has funds available on deposit or under an existing credit facility or construction loan sufficient to complete the Project on or prior to the Commencement Date.
- (e) Documentation of design approval for the Project by the Historic and Design Review Commission.

A. Annual Real Property Tax Reimbursement. Subject to the terms and conditions of this Agreement and the Payment Conditions (defined below), for each tax year commencing with the Initial Reimbursement Tax Year and then continuing annually for a total of fifteen (15) consecutive tax years throughout the remainder of the Term of this Agreement, CITY and TIRZ shall provide DEVELOPER, following submission of a tax invoice by DEVELOPER indicating full payment of all taxes owed by DEVELOPER on the Project, an annual grant for the Term of this Agreement in the cumulative amount of approximately, but not limited to, FOUR

HUNDRED SIXTY-SIX THOUSAND ONE HUNDRED DOLLARS AND 0 CENTS (\$466,100.00).

- (a) The amount of the annual grant (the “Annual Incremental Property Tax Reimbursement”) shall be equal to 100% of:
  - (i) The actual amount of real property taxes paid to CITY with respect to the Project Site for the immediately preceding Tax Year, *less* the amount of real property taxes paid to CITY with respect to the Project Site for the tax year ending December 31, 2016 (the “Base Year”), which shall be defined as the immediately preceding tax year from the date of execution of this agreement, **Exhibit E**.
    - a. The “Initial Reimbursement Tax Year” shall be defined as the first tax year in which actual project completion occurs, for which reimbursement under this section can be sought.
- (b) Payment of the Annual Incremental Property Tax Reimbursement to DEVELOPER shall occur in accordance with the following conditions (collectively, the “Payment Conditions”):
  - (i) For each tax year during the Term of this Agreement, CITY and TIRZ shall pay the Annual Incremental Property Tax Reimbursement to DEVELOPER provided the CITY has deposited funds into the TIF for that particular tax year, pursuant to Section 311.013 of the Texas Tax Code. DEVELOPER further understands that the level of participation in the TIRZ by participating governmental entities may be less than 100%.
  - (ii) For any particular tax year during the Term of this Agreement, if no tax increment is realized within the TIRZ, then the TIRZ shall defer payment of the Annual Incremental Property Tax Reimbursement that is due to DEVELOPER under this Article, during that tax year.
  - (iii) For any particular tax year during the Term of this Agreement, if insufficient tax increment is realized within the TIRZ to permit the full payment of the Annual Incremental Property Tax Reimbursement due to DEVELOPER under this Article, the TIRZ shall pay as much of the Annual Incremental Property Tax Reimbursement to DEVELOPER, as possible, and the TIRZ shall defer payment of any unpaid balance of the Annual Incremental Property Tax Reimbursement due to DEVELOPER under this Article during that tax year.
  - (iv) It is expressly agreed that all deferred Annual Incremental Property Tax Reimbursements (the “Deferred Amounts Due”) shall accrue without interest and shall be payable at the earliest reasonable opportunity to DEVELOPER by the TIRZ upon the availability of tax increment in the Tax Increment Fund during the Term of this Agreement.

- (v) DEVELOPER acknowledges that unless the TIRZ is extended, payments will cease upon termination of the TIRZ and reconciliation of all accounts. Once the TIRZ terminates, CITY may be liable for obligations regarding the Annual Property Tax Increment Reimbursement. However, should City undertake payment of the Annual Incremental Property Tax Reimbursement, then such payment shall be reduced annually to sixty-two point six percent (62.6%) of the annual incremental property tax paid by DEVELOPER.
- (vi) The DEVELOPER understands and agrees that any expenditure made by the DEVELOPER in anticipation of reimbursement from tax increments shall not be, nor shall be construed to be, financial obligations of the CITY or the TIRZ. The DEVELOPER shall bear all risks associated with reimbursement, including, but not limited to: incorrect estimates of tax increment, changes in tax rates or tax collections, changes in state law or interpretations thereof, changes in market or economic conditions impacting the Project, changes in interest rates or capital markets, changes in building and development code requirements, changes in CITY policy, and/or unanticipated effects covered under legal doctrine of force majeure.
- (vii) Any and all amounts payable by the TIRZ under this Agreement are payable solely from the TIRZ Tax Increment Fund, and no claim for payment of any amount outside of this contribution shall be made, claimed or permitted against any other funds, properties, assets or the general credit of the TIRZ and/or the CITY.
- (viii) Any fees associated with the administration of the TIRZ shall take priority of payment over DEVELOPER's reimbursement.
- (c) Obligation to Pay Taxes. It is understood that DEVELOPER shall continue to pay all taxes owed on the Property Site as required by law. Taxes owed shall be determined by the Bexar County Appraisal District. Prior to the CITY disbursing TIRZ funds under this Agreement, DEVELOPER must provide to CITY evidence indicating that all taxes owed by DEVELOPER on the Property Site have been paid in full for the tax year for which payment of the Annual Incremental Property Tax Reimbursement is sought, subject to DEVELOPER's right to protest taxes as permitted by law. If, during the Term of this Agreement, DEVELOPER allows its ad valorem taxes due on the Property Site to become delinquent and fails to timely and properly follow the legal procedures for the protest and/or contest of the taxing value, then the CITY and TIRZ's remedies under this Agreement shall apply.

B. Chapter 380 Economic Development Loan. CITY is providing DEVELOPER with a Chapter 380 Economic Development Loan in a cumulative amount not to exceed THREE HUNDRED TWENTY-FOUR THOUSAND DOLLARS AND 0 CENTS (\$324,000.00) (the "Economic Development Loan"). The loan may consist of both forgivable and non-forgivable loan funds. The funds made available to DEVELOPER through this Agreement are made solely from lawfully available funds that have been appropriated by CITY. DEVELOPER understands

that any disbursement of the Economic Development Loan funds is contingent upon CITY'S availability of funds at the time of disbursement and should be requested within a reasonable timeframe as outlined in this Section B. If Economic Development Loan funds are not requested prior to 90 days after project completion, Economic Development Loan funds will be forfeited.

1. Development Loan. The Development Loan of THREE HUNDRED TWENTY FOUR THOUSAND DOLLARS AND 0 CENTS (\$324,000.00) shall be disbursed to DEVELOPER no later than sixty (60) days following a written request from DEVELOPER to disburse the funds, and requirements outlined in Article IV (a) through (e).

- a. Use. The purpose of the Economic Development Loan is to provide an economic incentive to undertake and complete the Project, as defined in the CCHIP.
- b. Development Loan Forgiveness. In accordance with the CCHIP, the Development Loan is forgivable to a Project in the Central Business District (CBD) at a rate of fifteen percent (15%) annually in year one (1) through year six (6) and ten percent (10%) in the seventh year given all requirements of this agreement are met.
- c. Repayment. If the Project is outside of the CBD, DEVELOPER shall be obligated to repay CITY the principal loan amount plus interest as a balloon payment on or before the seventh anniversary of the date of the initial disbursement of loan funds to DEVELOPER (the "Development Loan Maturity Date").
  - i. Payment of Principal and Accrued Interest. In addition to the principal amount of the Development Loan Funds, DEVELOPER shall also pay 2% interest, compounded annually, on the outstanding principal balance ("Accrued Interest") on or before the Development Loan Maturity Date.
  - ii. Sufficient Amounts. Any payment made under this section shall be sufficient to pay the total amount of principal and Accrued Interest on the Development Loan Funds becoming due and payable upon that date.
- d. Due Upon Sale. Should DEVELOPER sell the Project before the Development Loan Maturity Date, the remaining balance of the Development Loan must be repaid in full including Accrued Interest as defined in this agreement upon sale of the Project.

2. Reserved.

3. Acceleration of Loan Repayment. Should DEVELOPER, at the sole discretion of CITY, breach a material term of this Agreement and not cure after given a reasonable opportunity to do so and CITY terminates the Agreement in accordance with Article VIII, then, as of the date of termination of the Agreement, the entire remaining principal balance and Accrued Interest of all Loan Funds shall be due and payable to CITY no later than sixty (60) days following CITY's Notice of Termination to DEVELOPER.

C. Fee Waivers. CITY is providing DEVELOPER with City fee waivers in the approximate amount of TWENTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-FIVE DOLLARS AND 0 CENTS (\$24,765.00) and SAWS fee waivers in an amount not to exceed TWO HUNDRED THIRTY-FIVE THOUSAND FOUR HUNDRED THIRTY-FOUR DOLLARS AND 0 CENTS (\$235,434.00). The Fee Waivers are administrative in nature and are effective as of the date they are issued as reflected in the attached Fee Waiver Transmittal, **Exhibit F**.

#### **ARTICLE V. CITY AND TIRZ OBLIGATIONS**

A. In consideration of full and satisfactory performance of activities required by this Agreement, CITY and TIRZ will pay DEVELOPER in accordance with Article IV above.

B. Neither CITY nor TIRZ will be liable to DEVELOPER or any other entity for any costs incurred by DEVELOPER in connection with this Agreement.

C. The CITY agrees to act as the fiscal agent on behalf of the TIRZ by making disbursements from the TIF for the Project pursuant to this Agreement. Additionally, the CITY shall monitor DEVELOPER's compliance with the terms and conditions of this Agreement and provide updated information to the TIRZ regarding the progress of the Project.

#### **ARTICLE VI. RETENTION AND ACCESSIBILITY OF RECORDS**

A. DEVELOPER shall maintain the fiscal records and supporting documentation for expenditures of Incentives associated with this Agreement. DEVELOPER shall retain such records and any supporting documentation for the greater of: (1) five [5] years from the end of the Agreement period; or (2) the period required by other applicable laws and regulations.

B. DEVELOPER shall, following reasonable advance written notice from the CITY, give the CITY, its designee, or any of their duly authorized representatives, access to and the right to examine all material records related to the cost of Project (the "Records") and the expenditure of the Incentives. CITY's access to the Records will be limited to information needed to verify that DEVELOPER is and has been complying with the terms of this Agreement. Any information that is not required by law to be made public shall be kept confidential by the CITY. DEVELOPER shall not be required to disclose to the CITY or TIRZ any information that by law DEVELOPER is required to keep confidential. Should any good faith dispute or question arise as to the validity of the data provided, the CITY reserves the right to require DEVELOPER to obtain an independent firm to verify the information. This certified statement by an independent firm shall be provided at the sole cost of DEVELOPER. The rights to access the Records shall continue as long as the Records are retained by DEVELOPER. Failure to provide reasonable access to the Records to authorized CITY representatives shall be cause for CITY and/or TIRZ to provide notice of intent to suspend or terminate this Agreement as provided for herein, or any portion thereof, for reason of default. Notwithstanding Section A above, all Records shall be retained by DEVELOPER for a period of five (5) years after all performance requirements are achieved for audit purposes until such audits or other administrative, civil or criminal matters including, but not limited to, investigations, lawsuits, administrative inquiries and open record



requests are completed.

## **ARTICLE VII. MONITORING**

The CITY reserves the right to confirm DEVELOPER's compliance with the terms and conditions of this Agreement. The CITY will provide DEVELOPER with a written report of the monitor's findings. If the monitoring report notes deficiencies in DEVELOPER's performances under the terms of this Agreement, the monitoring report shall include a listing of requirements for the correction of such deficiencies by DEVELOPER and a reasonable amount of time in which to attain compliance. Failure by DEVELOPER to take action specified in the monitoring report within a reasonable amount of time may be cause for suspension or termination of this Agreement, in accordance with Articles VIII and IX herein.

## **ARTICLE VIII. DEFAULT/CURE PERIOD/SUSPENSION**

A. Notwithstanding the provisions of Chapter 2251 of the Texas Government Code, in the event DEVELOPER fails to comply with the terms of this Agreement such non-compliance shall be deemed a default. CITY shall provide DEVELOPER with written notification as to the nature of the default (the "Notice of Default") and grant DEVELOPER a sixty (60) day period from the date of CITY's written notification to cure such default (the "Cure Period"). Should DEVELOPER fail to cure the default within the Cure Period, CITY may, upon written notification (the "Notice of Suspension"), suspend this Agreement in whole or in part and withhold further payments to DEVELOPER. Such Notice of Suspension shall include: (1) the reasons for such suspension; (2) the effective date of such suspension; and, (3) in the case of partial suspension, the portion of the Agreement to be suspended.

B. In the case of default for causes beyond DEVELOPER's reasonable control, which cannot with due diligence be cured within the Cure Period, CITY may, in its sole discretion, extend the Cure Period provided that DEVELOPER shall: (1) immediately upon receipt of Notice of Default advise CITY of DEVELOPER's intention to institute all steps necessary to cure such default and the associated time frame; and (2) institute and thereafter prosecute to completion with reasonable dispatch all steps necessary to cure same.

C. A suspension under this Article VIII may be lifted only at the sole discretion of the CITY upon a showing of compliance with or written waiver by CITY of the term(s) in question.

D. CITY shall not be liable to DEVELOPER or to DEVELOPER's creditors for costs incurred during any term of suspension of this Agreement.

## **ARTICLE IX. TERMINATION**

A. Should DEVELOPER fail to timely meet the Commencement Date for the Project in accordance with Article III.A.2 above, at CITY's sole discretion, and with 30 days notice to DEVELOPER, CITY may terminate the Agreement, in which instance any and all Incentives offered to DEVELOPER by CITY and TIRZ shall extinguish.

B. CITY and/or TIRZ shall have the right to terminate this Agreement for cause should DEVELOPER fail to perform under the terms and conditions herein, or should DEVELOPER fail to cure a default after receiving written notice of such default with sixty (60) days opportunity to cure. CITY and TIRZ may, upon issuance to DEVELOPER of written notice of termination (the "Notice of Termination"), terminate this Agreement for cause and withhold further payments to DEVELOPER. A Notice of Termination shall include: (1) the reasons for such termination; and (2) the effective date of such Termination.

C. Should CITY and/or TIRZ terminate this Agreement for cause, then CITY shall have the right to recapture any and all disbursed funds made under, as applicable, the Economic Development Program Annual Incremental Property Tax Reimbursement, and/or any and all disbursed Incentive Loan Funds. CITY shall be entitled to the repayment of the recaptured funds within sixty (60) calendar days from the date of the Notice of Termination.

D. In addition to the above, this Agreement may be terminated by written agreement of the Parties as follows:

1. By the CITY (with the consent of DEVELOPER) in which case the two parties shall agree upon the termination conditions, including the repayment of funds and the effective date of termination; or
2. By the DEVELOPER upon written notification to CITY, setting forth the reasons of such termination, a proposed pay-back plan of all funds disbursed, and the proposed effective date of such termination.

Notwithstanding the foregoing, DEVELOPER shall not be relieved of its obligation to repay any and all disbursed funds made under this Agreement, nor shall DEVELOPER be relieved of any liability to CITY for actual damages due to CITY by virtue of any material breach by DEVELOPER of any terms of this Agreement.

E. Other Remedies Available. The City shall have the right to seek any remedy at law to which it may be entitled, in addition to termination and repayment of funds, if DEVELOPER defaults under the material terms of this Agreement and fails to cure such default within the cure period set forth above.

## **ARTICLE X. NOTICE**

Any notice required or permitted to be given hereunder by one Party to the other shall be in writing and the same shall be given and shall be deemed to have been served and given if: (a) delivered in person to the address set forth herein below for the Party to whom the notice is given; (b) placed in the United States mail with postage prepaid, return receipt requested, properly addressed to such Party at the address hereinafter specified; (c) scanned and emailed with an original to be sent via First Class United States Mail or (d) deposited, with fees prepaid, into the custody of a nationally recognized overnight delivery service such as FedEx, addressed to such Party at the address hereinafter specified. Any notice mailed in the above manner shall be effective two (2) business days following its deposit into the custody of the United States Postal

Service or one (1) business day following its deposit into the custody of such nationally recognized delivery service, as applicable; all other notices shall be effective upon receipt. From time to time, either Party may designate another address for all purposes under this Agreement by giving the other Party no less than ten (10) calendar days advance written notice of such change of address in accordance with the provisions hereof.

If intended for CITY, to:

City of San Antonio  
Attn: Director  
Center City Development & Operations Department  
P.O. Box 839966  
San Antonio, TX 78283-3966

If intended for TIRZ, to:

Planning & Community Development Dept.  
City of San Antonio  
Attn: Tax Increment Finance Unit  
1400 S Flores St  
San Antonio, TX 78204

If intended for DEVELOPER, to:

Flats on St Mary's INC  
Attn: Craig Glendenning  
308 El Paso St  
San Antonio, TX 78207

## ARTICLE XI. SPECIAL CONDITIONS AND TERMS

A. Termination of TIRZ. The Parties agree that, in the event that the CITY, acting in accordance with State law, terminates the TIRZ or adopts an ordinance that causes the termination date of the TIRZ to occur on a date earlier than provided in the ordinance that initially established the TIRZ or by subsequent CITY ordinance, the DEVELOPER may petition the CITY to amend this Agreement, in its sole discretion, to provide for the payment of the Annual Property Tax Increment Reimbursement in accordance with the material terms and conditions of this Agreement. However, should the Project become located in another TIRZ, DEVELOPER may alternatively petition for assignment to said TIRZ in accordance with Article XXI.B.

B. Employment. DEVELOPER, in accordance with Chapter 2264 of the Texas Government Code, agrees not to knowingly employ any undocumented workers at the Project during the Term of this Agreement. If DEVELOPER is convicted of a violation under 8 U.S.C. Section 1324a (f), then DEVELOPER shall repay the CITY or TIRZ the Incentives paid under this Agreement for the tax year(s) covered under this Agreement during which such violation occurred. Such payment shall be made within 120 business days after the date DEVELOPER is notified by the CITY of such violation. The CITY, in its sole discretion, may extend the period for repayment herein. Additionally, DEVELOPER shall pay interest on the amounts due to CITY or TIRZ at the rate periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time

announced by Citibank, N.A. (or by any other New York money center bank selected by the CITY) as its prime or base commercial lending rate, from the date of such violation notice until paid.

## **ARTICLE XII. CONFLICT OF INTEREST**

A. DEVELOPER shall ensure that no employee, officer, or individual agent of CITY shall participate in the selection, award or administration of a subcontract supported by funds provided hereunder if a conflict of interest, real or apparent, would be involved. Such conflict of interest would arise when: (1) the employee, officer, or individual agent; (2) any member of his or her immediate family; (3) his or her partner; or, (4) any organization which employs, or is about to employ any of the above, has a financial or other interest in the firm or person selected to perform the subcontract and the relationship calls for payments to be made to such subcontractor on terms which are greater than those which are customary in the industry for similar services conducted on similar terms. DEVELOPER shall comply with Chapter 171, Texas Local Government Code as well as the CITY's Code of Ethics.

B. City may terminate this Agreement immediately if the DEVELOPER has offered, conferred, or agreed to confer any benefit on a City of San Antonio employee or official that the City of San Antonio employee or official is prohibited by law from accepting. Benefit means anything reasonably regarded as pecuniary gain or pecuniary advantage, including benefit to any other person in whose welfare the beneficiary has a direct or substantial interest, but does not include a contribution or expenditure made and reported in accordance with law. Notwithstanding any other legal remedies, the City may obtain reimbursement for any expenditure made to the DEVELOPER resulting from the improper offer, agreement to confer, or conferring of a benefit to a City of San Antonio employee or official.

## **ARTICLE XIII. NONDISCRIMINATION AND SECTARIAN ACTIVITY**

A. As a condition of entering into this Agreement, DEVELOPER represents and warrants that it will comply with the CITY's Commercial Nondiscrimination Policy, as described under Section III. C. 1. of the SBEDA Ordinance 2010-06-17-0531. As part of such compliance, DEVELOPER shall not discriminate on the basis of race, color, religion, ancestry or national origin, sex, age, marital status, sexual orientation, or on the basis of disability or other unlawful forms of discrimination in the solicitation, selection, hiring or commercial treatment of subcontractors, vendors, suppliers, or commercial customers funded in whole or in part with funds made available under this Agreement, nor shall DEVELOPER retaliate against any person for reporting instances of such discrimination. DEVELOPER shall provide equal opportunity for subcontractors, vendors and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that have occurred or are occurring in the CITY's relevant marketplace. DEVELOPER understands and agrees that a material violation of this clause shall be considered a material breach of this Agreement and may result in termination of this Agreement, disqualification of DEVELOPER from participating in City contracts, or other sanctions as provided by applicable law. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.

B. None of the performances rendered by DEVELOPER under this Agreement shall involve, and no portion of the Incentives received by DEVELOPER under this Agreement shall be used in support of, any sectarian or religious activity, nor shall any facility used in the performance of this Agreement be used for sectarian instruction or as a place of religious worship.

C. DEVELOPER shall, to the best of its knowledge and belief, include the substance of this Article in all agreements entered into by DEVELOPER associated with the funds made available through this Agreement.

#### **ARTICLE XIV. LEGAL AUTHORITY**

A. Each Party assures and guarantees to the other that they possesses the legal authority to enter into this Agreement, to receive/deliver the Incentives authorized by this Agreement, and to perform their obligations hereunder.

B. The person or persons signing and executing this Agreement on behalf of each Party or representing themselves as signing and executing this Agreement on behalf of a Party, do hereby guarantee that he, she or they have been duly authorized to execute this Agreement on behalf of that Party and to validly and legally bind that Party to all terms, performances and provisions herein set forth.

C. CITY will have the right to suspend or terminate this Agreement in accordance with Articles VIII or IX if there is a dispute as to the legal authority of either DEVELOPER or the person signing this Agreement, to enter into this Agreement, any amendments hereto or failure to render performances hereunder. DEVELOPER is liable to CITY for all Incentives it has received from CITY under this Agreement if CITY suspends or terminates this Agreement for reasons enumerated in this Article.

#### **ARTICLE XV. LITIGATION AND CLAIMS**

A. DEVELOPER shall give CITY immediate notice in writing of any action, including any proceeding before an administrative agency, filed against DEVELOPER arising out the performance of any activities hereunder. Except as otherwise directed by CITY, DEVELOPER shall furnish immediately to CITY copies of all pertinent papers received by DEVELOPER with respect to such action or claim. DEVELOPER shall notify the CITY immediately of any legal action, known to DEVELOPER, filed against the DEVELOPER or any subcontractor thereto, or of any known proceeding filed under the federal bankruptcy code to which DEVELOPER or any subcontractor is a party. DEVELOPER shall submit a copy of such notice to CITY within 30 calendar days after receipt. No Incentives provided under this Agreement may be used in the payment of any costs incurred from violations or settlements of, or failure to comply with, federal and state regulations. The above notwithstanding, DEVELOPER is not required to notify CITY of claims or litigation which arise out of DEVELOPER's operations on the Project, including, without limitation, landlord tenant disputes, personal injury actions (e.g., slip and falls), and other operational activities or relationships.

B. DEVELOPER acknowledges that CITY is a political subdivision of the State of Texas and is subject to, and complies with, the applicable provisions of the Texas Tort Claims Act, as set out in the Civil Practice and Remedies Code, Section 101.001 *et seq.*, and the remedies authorized therein regarding claims and causes of action that may be asserted by third parties for accident, injury or death.

C. This Agreement shall be interpreted according to the Constitution and the laws of the State of Texas. Venue of any court action brought directly or indirectly by reason of this Agreement shall be in Bexar County, Texas.

#### **ARTICLE XVI. ATTORNEY'S FEES**

A. In the event DEVELOPER should default under any of the provisions of this Agreement and the CITY should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of DEVELOPER herein contained, DEVELOPER agrees to pay to the reasonable fees of such attorneys and such other expenses so incurred by the CITY.

B. In the event CITY or TIRZ should default under any of the provisions of this Agreement and the DEVELOPER should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of CITY or TIRZ herein contained, CITY and TIRZ agrees to pay to the DEVELOPER reasonable fees of such attorneys and such other expenses so incurred by the DEVELOPER.

#### **ARTICLE XVII. CHANGES AND AMENDMENTS**

A. Except as provided below, any alterations, additions, or deletions to the terms of this Agreement shall be by amendment hereto in writing and executed by all Parties to this Agreement. Any amendments to this Agreement which change or increase any of the Incentives to be provided DEVELOPER by CITY and/or TIRZ must be approved by CITY ordinance, with TIRZ Board approval, and in accordance with an official amendment of the TIRZ Project Plan and Financing Plan by the governing body of the TIRZ and CITY.

B. It is understood and agreed by the Parties hereto that performance under this Agreement shall be rendered in accordance with the laws and rules governing the Economic Development Program as set forth in Texas Local Government Code Chapter 380, and the terms and conditions of this Agreement.

C. Any alterations, additions, or deletions to the terms of this Agreement required by changes in state law or regulations are automatically incorporated into this Agreement without written amendment hereto, and shall become effective on the date designated by such law or regulation.

#### **ARTICLE XVIII. SUBCONTRACTING**

A. DEVELOPER shall use reasonable business efforts to ensure that the performance

rendered under subcontracts entered into by DEVELOPER complies with all terms and provisions of this Agreement as if such performance were rendered by DEVELOPER.

B. DEVELOPER, in subcontracting any of the performances hereunder, expressly understands that in entering into such subcontracts, neither CITY nor TIRZ is liable to DEVELOPER's subcontractor(s).

C. DEVELOPER assures and shall obtain assurances from all of its contractors where applicable, that no person shall, on the grounds of race, creed, color, disability, national origin, sex or religion, be excluded from, be denied the benefit of, or be subjected to discrimination under any program or activity funded in whole or in part under this Agreement.

#### **ARTICLE XIX. DEBARMENT**

By signing this Agreement, DEVELOPER certifies that it will not award any Incentives provided under this Agreement to any party which it knows to be debarred, suspended or otherwise excluded from or ineligible for participation in assistance programs by the CITY.

#### **ARTICLE XX. RIGHTS UPON DEFAULT**

It is expressly understood and agreed by the Parties hereto that, except as otherwise expressly provided herein, any right or remedy provided for in this Agreement shall not preclude the exercise of any other right or remedy under any other agreements between DEVELOPER and the CITY or TIRZ or under any provision of law, nor shall any action taken in the exercise of any right or remedy be deemed a waiver of any other rights or remedies. Failure to exercise any right or remedy hereunder shall not constitute a waiver of the right to exercise that or any other right or remedy at any time.

#### **ARTICLE XXI. ASSIGNMENT**

A. This Agreement is not assignable by any Party without the written consent of the non-assigning Parties. Notwithstanding the foregoing, DEVELOPER may assign this Agreement to a parent, subsidiary, affiliate entity or newly created entity resulting from a merger, acquisition or other corporate restructure or reorganization of DEVELOPER. In such cases, DEVELOPER shall give CITY no less than thirty (30) days prior written notice of the assignment or other transfer. Any and all future assignees must be bound by all terms and/or provisions and representations of this Agreement as a condition of assignment. Any attempt to assign the Agreement without the notification and subsequent consent of CITY and TIRZ, if consent is required under this Article and whose consent will not be unreasonable withheld, shall release CITY and TIRZ from performing any of the terms, covenants and conditions herein. Any assignment of this Agreement in violation of this Article shall enable CITY to terminate this Agreement and exercise its rights under Article IX of this Agreement.

B. The CITY and DEVELOPER also authorize the TIRZ to assign to any other Tax Increment Reinvestment Zone ("Zone") should this Project be included in the boundaries of said Zone and the Board of said Zone agrees to the assignment of all the duties, rights and obligations

of the TIRZ as evidenced by a Board resolution. City staff and/or TIRZ shall be responsible for providing DEVELOPER written notice no less than 30 days prior to the proposed assignment.

C. Any restrictions in this Agreement on the transfer or assignment of the DEVELOPER's interest in this Agreement shall not apply to and shall not prevent the assignment of this Agreement to a lending institution or other provider of capital in order to obtain financing for the Project. In no event, shall the CITY or TIRZ be obligated in any way to said financial institution or other provider of capital. The City, acting as fiscal agent for the TIRZ, shall only issue checks or any other forms of payment made payable to the DEVELOPER.

## **ARTICLE XXII. ORAL AND WRITTEN AGREEMENTS**

All oral and written agreements among the Parties to this Agreement relating to the subject matter of this Agreement that were made prior to the execution of this Agreement have been reduced to writing and are contained in this Agreement.

## **ARTICLE XXIII. AUTHORIZED RELIEF FROM PERFORMANCE (*Force Majeure*)**

The CITY may grant temporary relief from any deadline for performance of any term of this Agreement if the DEVELOPER is prevented from compliance and performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributed to the fault or negligence of the DEVELOPER. The burden of proof for the need for such relief shall rest upon the DEVELOPER. To obtain relief based upon *force majeure*, the DEVELOPER must file a written request with the CITY. CITY will not unreasonably withhold its consent.

## **ARTICLE XXIV. INCORPORATION OF EXHIBITS**

Each of the Exhibits listed below is incorporated herein by reference for all purposes as an essential part of the Agreement, which governs the rights and duties of the Parties.

Exhibit A	Legal Description of Property
Exhibit B	Center City Housing Incentive Policy
Exhibit C	Developer's CCHIP Application
Exhibit D	CCHIP Agreement Term Sheet
Exhibit E	Evidence of Base Year Ad Valorem Property Taxes
Exhibit F	Fee Waiver Transmittal

*Signatures appear on next page.*



WITNESS OUR HANDS, EFFECTIVE as of May 24, 2017  
(the "Effective Date"):

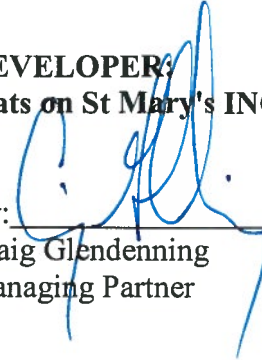
Accepted and executed in three duplicate originals on behalf of the City of San Antonio pursuant to Ordinance Number 2016-06-16-0468, dated June 16, 2016, and by DEVELOPER pursuant to the authority of its Managing Partner.

**CITY OF SAN ANTONIO,**  
a Texas Municipal Corporation



\_\_\_\_\_  
Lori Houston  
Assistant City Manager

**DEVELOPER:**  
**Flats on St Mary's INC**



By: \_\_\_\_\_  
Craig Glendenning  
Managing Partner

**APPROVED AS TO FORM:**



\_\_\_\_\_  
CITY ATTORNEY

**HOUSTON STREET TAX INCREMENT  
REINVESTMENT ZONE #9:**



\_\_\_\_\_  
Name:  
BOARD CHAIRPERSON

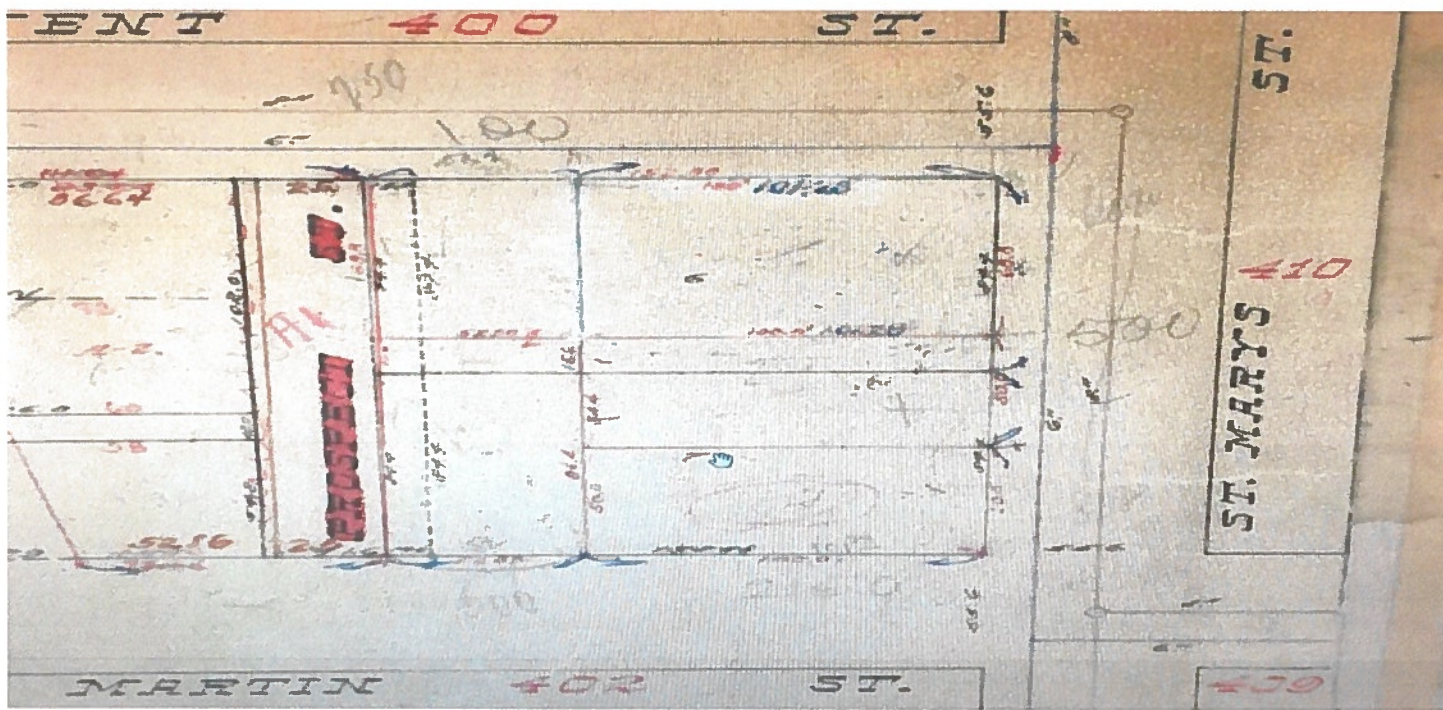
**EXHIBIT A**  
**Legal Description of Property**



13300 Old Blanco Rd #301  
San Antonio, TX 78216  
(210)369-9509

## Street Certification

MARCH 3, 2017  
601 & 607 N ST MARYS ST  
SAN ANTONIO TX-78205  
BEXAR COUNTY



I, Joseph Byron Crosby, do hereby certify that the street name, ST.MARYS, is true and correct according to the map or plat thereof, recorded in NCB 401, Plat Records, Bexar County, Texas.

601 N Saint Marys St. San Antonio TX 78205: Legal description: NCB 401 BLK:1 LOT: S 50 FT OF E 100 FT OF 7

617 N Saint Marys St. San Antonio TX 78205: Legal description: NCB 401 BLK:1 LOT: N 68.8 FT OF E 101.28 FT OF 6

Joe B Crosby  
Joseph B. Crosby  
RPLS #5566



**EXHIBIT B**  
**Center City Housing Incentive Policy**

AN ORDINANCE 2016-06-16-0468

AMENDING THE CENTER CITY HOUSING INCENTIVE POLICY  
(CCHIP) AND EXTENDING THE PROGRAM THROUGH JUNE 30, 2018.

\* \* \* \* \*

**WHEREAS**, in June 2012, City Council adopted the Center City Housing Incentive Policy (CCHIP), an as-of-right housing incentive program designed to encourage the development of multifamily housing in the center city, particularly in targeted growth areas identified in the Downtown Strategic Framework Plan; and

**WHEREAS**, in accordance with the CCHIP, eligible projects can receive city fee waivers, SAWS impact fee waivers, real property tax reimbursement grants, low-interest loans, and mixed-use development forgivable loans based on a set criteria described in the CCHIP Program Guidelines; and

**WHEREAS**, the CCHIP is designed to encourage historic rehabilitation, adaptive reuse, brownfield redevelopment, transit oriented development, and mixed use/mixed income redevelopment in the center city and has achieved great success with over 40 housing projects approved through the CCHIP Program that have resulted in the creation of over 4,200 housing units and the private investment of approximately \$700 million; and

**WHEREAS**, in accordance with its adoption in 2012, the CCHIP Program was to be reevaluated four (4) years following its passage; and

**WHEREAS**, City staff is recommending a two year extension of the CCHIP Program through June 2018 and additional amendments to reduce the CCHIP Program boundaries, increase incentives in the downtown core, and improve administrative operations; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council hereby approves amendments to the CCHIP policy as provided in **Exhibit A** and approves an extension of the CCHIP Program through June 30, 2018.

**SECTION 2.** This Ordinance shall become effective on August 1, 2016.

**PASSED AND APPROVED** this 16<sup>th</sup> day of June, 2016.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
Martha G. Sepeda, Acting City Attorney

**City of San Antonio  
Center City Housing Incentive Policy  
(Amended June 16, 2016)**

**Section 1. Background**

In spring 2011, Centro Partnership San Antonio initiated the creation of a Downtown Strategic Framework Plan. In an effort to ensure the execution of the Framework Plan, the Center City Development Office created the Center City Implementation Plan.

The Center City Implementation Plan provided recommendations on how to best implement the Downtown Strategic Framework Plan through increased public investment, creation of a housing finance strategy, coordinated management, and regulation of development. The Implementation Plan recommended that the City establish a predictable housing incentive system for housing in the Center City. Such a system would assist in normalizing land values, provide greater certainty, increase the speed of approvals, and reduce the risk associated with infill development. Therefore, the Center City Development Office developed the Center City Housing Incentive Policy (CCHIP).

The CCHIP incorporates the goals and objectives of the Implementation Plan and provides greater incentives to housing projects within targeted growth areas identified in the Downtown Strategic Framework Plan and prioritizes the Downtown Core. The Policy encourages historic rehabilitation, adaptive reuse, brownfield redevelopment, and transit-oriented development. Finally, the policy rewards good urban design and encourages Mixed-Use and mixed income development and redevelopment.

**Section 2. Eligibility**

The CCHIP applies to high density rental and for-sale housing projects (Projects) within the Greater Downtown Area (GDA). Eligible Projects may receive City Fee Waivers, SAWS Impact Fee Waivers, Real Property Tax Reimbursement Grants, Development Loans, and Mixed-Use Development Forgivable Loans based on the terms outlined in the CCHIP.

Projects with an approved building permit at time of agreement execution are not eligible for CCHIP incentives. All projects not already subject to design review, must submit designs for approval by the Historic Design Review Commission (or other body as determined appropriate).

If a Project is a market rate rental project, it is required to maintain 10% of its housing units at the Project's first year rental rate per square foot, adjusted for inflation in accordance with the Consumer Price Index (CPI) for the 0300 South Urban area for the term of the Agreement.

Properties requiring rezoning from "Residential Single-Family" or "Residential Mixed District," per the Unified Development Code, are not eligible.

**Section 3. Definitions**

Adaptive Reuse – The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use.

Brownfield Redevelopment – Abandoned or underutilized properties where expansion, renovation or redevelopment is complicated by real or perceived environmental contamination. Environmental site assessments for the property should suggest potential for environmental contamination.

Community Use – A Project that includes one or more of the following community-serving amenities: a plaza or open space that is accessible to the public and designed and maintained to the City's urban design standards; ground-floor retail space for neighborhood-supporting retail; office or other commercial space; or educational, health, recreational, or other essential neighborhood services.

High-rise Residential Development – A Project that is at least 75 feet in height.

Historic Rehabilitation – The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historic, architectural and cultural values.

Inner City Reinvestment/Infill Policy (ICRIP) – A Policy of the City of San Antonio to promote growth and development in the heart of the City, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets. It is the intent of this policy to coordinate public initiatives within targeted areas in order to stimulate private investment in a walkable urban community that are the building blocks of a sustainable region. The ICRIP identifies a range of public incentives, including regulatory, procedural, and financing incentives.

Low Impact Development (LID) – A sustainable design approach to managing stormwater runoff as close as possible to the source as defined by San Antonio's Unified Development Code. LID features emphasize the use of on-site natural drainage features, maintain or enhance the site's hydrologic characteristics after development, reduce overall imperviousness, and treat stormwater for quality. Examples may include bioretention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements.

Market-Rate Housing – A Project in which more than 85% of the units are priced for rental or sale subject to market conditions, without temporary or permanent pricing restrictions.

Mixed Income Housing – A Project in which at least 15% of the housing units are priced for rental or sale to households or persons at or below 80% of the Area Median Income.

Project – A rental or for sale housing development that creates multiple housing units at a density of at least:

- 8 housing units per acre for adaptive reuse or historic rehabilitation projects
- 16 housing units per acre for all other projects

Structured Parking – Multilevel parking facilities that are constructed as part of a Project. Does not apply to surface parking.

Student Housing – A Project in which the majority of the housing units are occupied by full-time students registered at an accredited post secondary educational institution. Student enrollment



and tuition payment must be verified for units to qualify as student housing.

Transit-Oriented Development – A Project designed to maximize access to public transport that encourages transit ridership.

#### **Section 4. Geographic Area**

The level of incentives provided by the CCHIP is based on the Project's location within the Greater Downtown Area (GDA). The level of incentives will increase if the Project is within the Central Business District (CBD) as defined by the San Antonio Code of Ordinances: Chapter 19, Article I, Section 19-1. See attached map in Exhibit A for program areas.

#### **Section 5. Fee Waivers**

A Project within the GDA will receive City Fee Waivers as permitted by the Inner City Reinvestment Infill Policy.

A Project within the CBD is also eligible to receive a SAWS Impact Fee Waiver equal to 100% of the Project's SAWS water and impact fees. SAWS fee waivers for a Project within the GDA outside of the CBD may not exceed \$500,000. All Fee Waivers are subject to funding availability.

#### **Section 6. Real Property Tax Reimbursement Grant**

Eligible projects will receive a Real Property Tax Reimbursement Grant (Grant) disbursed over 15 years for projects in the CBD or 10 years for projects within the GDA but outside of the CBD. The City's real property tax increment generated as a result of the Project is the funding source of the Grant. If a Project is within a Tax Increment Reinvestment Zone it will receive a rebate up to 100% of the previous year's real property tax increment remitted to the City over a period of time that is determined based on the Projects geographic location or type. The rebate is based on the City's participation level in the Tax Increment Reinvestment Zone where the Project is located. If a Project is not within a Tax Increment Reinvestment Zone it will receive a rebate of the previous year's real property tax increment remitted to the City equal to the Operations & Maintenance portion of the City's tax revenue (approximately 62.6%). No rebate payments will be disbursed until June of each year and can be requested annually for each year through the Real Property Tax Reimbursement Grant after Project completion.

Additionally, if the Project qualifies for a Historic Tax Exemption or Historic Tax Credit per the Office of Historic Preservation, the Tax Rebate Grant and the Tax Credit or Exemption will be used together when possible in order to maximize the incentive.

#### **Section 7. Development Loan**

A Project qualifies for a Development Loan if the Project meets at least one of the following Project Categories:

1. Mixed Income
2. Community Use
3. Adaptive Reuse
4. Brownfield Redevelopment



5. Historic Rehabilitation
6. High-rise Residential Development
7. Student Housing
8. Transit Oriented Development within ¼ mile of Centro Plaza or Robert Thompson Transit Center

If the Project meets the Mixed Income or Student Housing Category, it must remain Mixed Income or Student Housing for the term of the Real Property Tax Reimbursement Grant. The Development Loan amount is calculated per housing unit and varies based on Project location.

CBD – A Project in the CBD will receive \$3,000 per housing unit for each of the Categories it meets, up to two (2) Categories.

GDA – A Project in the GDA but outside of the CBD will receive \$1,500 per housing unit for each of the Categories it meets, up to two (2) Categories.

Additionally, a Project qualifies for a Development Loan bonus equal to \$1,000 per housing unit if it includes structured parking that supports the housing units and \$500 per housing unit for Low Impact Development projects. The Development Loan is a fixed 2% rate with interest compounding annually through the repayment in year seven (7). For Projects within the CBD, 15% of the total Development Loan is forgivable on an annual basis through year six (6) and 10% in the seventh year.

## **Section 8. Mixed-Use Forgivable Loan**

A Project that develops commercial office or retail space within the Project is eligible to receive an interest-free Mixed-Use Forgivable Loan (Mixed-Use Loan) for retail and commercial tenant finish-out improvements. Mixed-Use Loan amounts vary depending on the target area in which the project falls.

CBD – A Project in the CBD may receive a loan in an amount equal to \$25 per square foot of total first floor retail and \$20 per square foot of total commercial office space.

GDA – A Project in the GDA outside of the CBD may receive a loan in an amount equal to \$20 per square foot of total first floor retail and \$10 per square foot of total commercial office space.

20% of the entire Mixed-Use Loan amount will be forgiven annually over a 5-year period provided the space is leased for at least 80% each year and that the Mixed-Use Loan funds are a direct pass-through to the initial tenant of the space to be used exclusively for tenant finish-out improvements. Mixed-Use Loans are contingent upon available funding.

## **Section 9. Other Loan Details**

A Development Loan for a Project within the GDA but outside of the CBD may not exceed \$500,000. Any Development Loan incentives not requested within 90 days of the project completion date will be forfeited. All loans must be repaid upon sale or transfer of the Project to any unaffiliated entity other than the original signatory of the agreement. Development Loans are contingent upon available funding. City Council allocates Inner City Incentive Funds through the annual budget process.

## **Section 10. Exceptions**

Any exceptions to the CCHIP require City Council approval.

## **Section 11. Review and Term**

The City will initiate a housing study for the CCHIP area every two years to inventory the total number of housing units, monitor the rental rates and sales values, and identify any necessary adjustments to the policy. Unless the City Council extends and or amends the terms of the CCHIP, it will expire on June 30, 2018.

## **Section 12. Recapture Provisions**

CCHIP Agreements will include a provision for the recapture of the incentives (e.g. grants and loans) in the event Agreement terms and requirements are not met. These recapture provisions will survive any subsequent assignment of the Agreement.

## **Section 13. Administration**

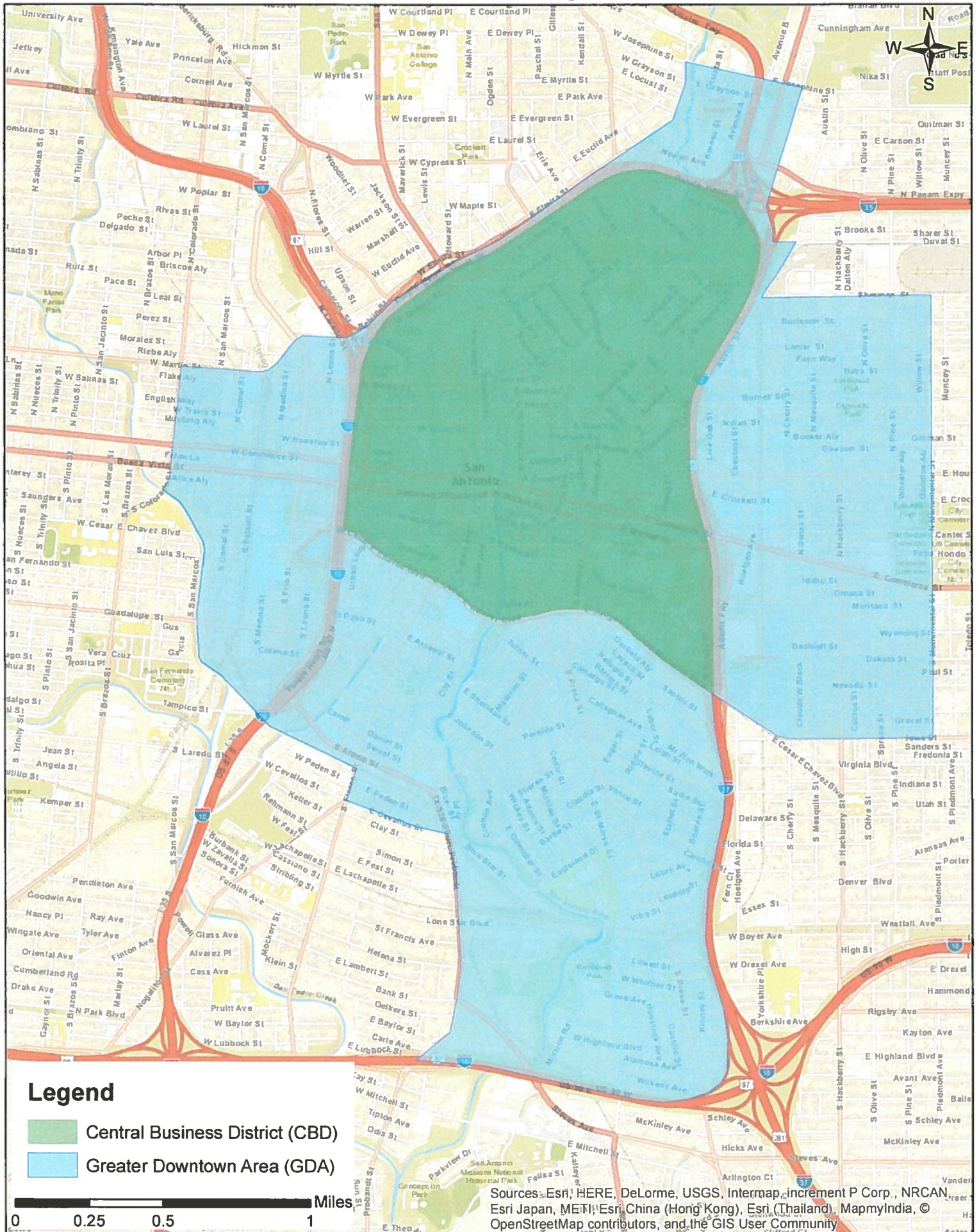
The Center City Development & Operations (CCDO) Department will administer the CCHIP and any associated program fees. The CCDO Director is authorized to make non-substantive program changes as necessary for administrative purposes.

## **Section 14. Legal Documents**

The legal documents used to officiate this policy include the CCHIP Application and the CCHIP Incentive Agreement as described in Exhibits B and C, which may be amended as necessary. The City Attorney's Office, in conjunction with the City Manager or her designee, may negotiate additional terms of the agreement as long as those terms do not change the total incentive amount. The City Manager or her designee will be the signatory of the agreement.



# Amended CCHIP Program Area



**EXHIBIT C**  
**Developer's CCHIP Application**





CITY OF SAN ANTONIO  
CENTER CITY DEVELOPMENT  
& OPERATIONS DEPARTMENT

# Center City Housing Incentive Program (CCHIP) Application

## Applicant Information

Name: Uri Villarreal /Craig Glendenning Title: Project Managers/ Tenants  
 Company: UC210,LLC  
 Project Role: Manage Construction Contracts and completed property, also will lease and occupy 3,000 sf  
 Address, City, ST, ZIP: 308 El Paso  
San Antonio , TX 78207  
 Phone: 210-287-4868 Fax: n/a Email: cglendenning61@yahoo.com

## Project Information

Project Owner / Developer: RBRA, Inc.  
 Other Associated Entities and Roles: \_\_\_\_\_  
 Project Name: Residences at 601 St. Mary  
 Project Site Address: 601-617 St. Mary's Street  
 Start Date: Dec.15 2016 Completion Date: Fall 2018  
 Cost of public improvements: \$ 200,000  
 Estimated total project cost: \$ 8,333,340 (including public improvements)  
 Housing units created: 54 ☐ Rentals ☐ For Sale  
 Housing units per acre: n/a  
 Affordable housing units created: 12 (Affordable to up to 80% Area Median Income)  
 Target rental price per square foot: \$ 1.80/mo/ Target sales price per square foot: \$ n/a  
 Square feet of retail space: 17,000 Square feet of commercial office space: 6800  
 Estimated number of new jobs to be created, if any: 55+

## Site Information

City Council District #: 1 Current Zoning: 601-603 DRio3, 617- DHSRio3

Note: Projects that must be rezoned from "Residential Single-Family" or "Residential Mixed District" are not eligible.

Bexar County Appraisal District Information ([www.bcad.org](http://www.bcad.org))

Property ID#: 103815,103817 and 103812 Acreage: Approx.19,000 sf

Current Value: Land: \$ 500,000 Improvements: \$ 2,000,000

\$ 2,688,790

\$ 78,540

## Geographic Location

Project must be located in the Greater Downtown Area (GDA). Additional consideration will be given to projects in the Central Business District (CBD).

- ☒ Located in GDA and CBD
- ☐ Located in GDA only
- ☐ Located in a Tax Increment Reinvestment Zone (TIRZ), specifically:

## Project Categories

- ☒ Historic Rehabilitation ☐ Brownfield Redevelopment
- ☐ Mixed-Income (80%-100% AMI) ☒ High-Rise Residential Development
- ☒ Adaptive Reuse ☐ Student Housing
- ☒ Community Use
- ☐ Within ¼ mile of Robert Thompson Transit Center or Centro Plaza

## Other Project Features

- ☐ Low Impact Development ☐ Structured Parking
- ☒ Mixed-Use (at minimum: first floor retail/office)

## Additional Information

1. Has the project owner/developer or any of its affiliates been cited, currently under investigation, or have litigation pending for any violations of Federal, State, County and/or City laws, codes or ordinances?

- ☒ No ☐ Yes (please indicate nature/status of the violations on additional page(s))

2. SAWS Impact Fees (if seeking waiver)

Estimate of water and sewer impact fees: \$ 235,433.50 (must obtain written estimate from SAWS)

Projected time to install water/sewer services: (month/ year) March 2017-Dec.2018

3. Other than City incentives, what are the funding sources for the project?

- ☒ Equity ☐ Housing Tax Credits
- ☒ Conventional Bank Financing ☐ HUD Loans
- ☐ Other: \_\_\_\_\_

## Required Attachments

- ☒ Cover letter describing project and summarizing details. Explain project features and categories marked above.
- ☒ Corporate Information (history, urban development experience, etc.)
- ☒ Site plans and renderings
- ☒ SAWS Impact Fee Estimate (Contact SAWS at 210-704-7297)
- ☒ Project Proforma

# UC210, LLC.

## A Texas Real Estate and Development Company

308 El Paso Street

San Antonio, Texas 78207

Sarah Esserlieu

Senior Management Analyst

City of San Antonio

Center City Development & Operations Department

Re: CCHIP Application for 601-617 St. Mary's

Dear Ms. Esserlieu,

Pursuant to our discussions we offer the following summary of The Residence at 601 St. Mary's, (the project name is under consideration) hereinafter referred to as "the Project".

The Project consists of three buildings at 601, 603 and 617 St. Mary's Street. 601 is a 10 story structure known as the Hedrick building. The building is clad with a nonstructural aluminum siding which to be removed, exposing the historic original exterior. Plans are to add ADA required elevator, stairwells, and construct 6 apartment units per floor from floors 2-10 for a total of 54 apartment units. The basement shall be used as storage rental units and janitorial purposes. The first floor shall be retail rental space.

603 St. Mary's is planned to be demolished. Located between 601 and 617. Once demolished, this area will be used as vehicle circulation (one way from St. Mary's Street) drop off, stairwells for both buildings and ADA requirements, outdoor seating and landscaping between buildings at 601 and 617. A courtyard "Urban Oasis" with fountain, green scaping and bicycle parking will be included.

617 is known as the "American Sports Center" building. Plans are to construct retail rental space on the first floor for a corner coffee bistro (about 1800 square feet) LOI in hand, and a restaurant (about 5000 square feet) under negotiation, with patio seating in the courtyard created by demolishing the building on 603 St. Mary's.

The second floor shall become office rental space. Interior balconies and an open office plan are being designed. Tenants shall share reception, back of office equipment and numerous conference rooms. There are 4 companies committed lease portions of this space, occupying about 4000 square feet at completion.

The rooftop shall be a part of the first floor restaurant and become a venue for weddings, meetings, concerts, etc. It has historical use of this type, in the 30's and 40's. There is 3,000+/- square feet of covered area with the balance open decking planned.

## The Development Team

**Architects-** B&A Architects led by Rick Brendler, Miguel Saldana and Steven Jackson are locally based and have completed many projects in San Antonio. Recent projects Peanut Factory Lofts, Legacy Brooks

Apartments, Villa Espada Apartments and many more. Mr. Brendler was the Architect on 214 Travis Lofts as well.

**Owner/Developer-** The Property has been owned for 20 + years by RBRA, Inc. with deep roots in the community. The President of RBRA, Inc. is B.P. Agrawal is a long time San Antonio resident, experienced real estate investor, Engineer, College Professor and highly capable of completing this development.

**Project Management-** Craig Glendenning, developed 214 Travis Lofts (B&A were Architects), bought, mitigated and sold the South Texas and Niesner Building on Houston Street. Original developer of Sonoma Verde 1000 + residential lots, Cresta Bella, Mountain Laurel Ranch, Dancing Bear Ranch and others locally in the past 15+/- years.

**Project Management and Marketing** -Uriah Real Estate, Uri Villarreal. Will provide onsite management, with plans for moving his 10+ agents and employees into 617 St Mary's second floor. Uri is a graduate of UTSA and earned a degree in Real Estate Development.

**Contractor-TBD-** a locally based reputable and bonded company will be selected.

## Request from COSA/Bexar County CCHIP:

In an effort to provide the Owner of the Property a reasonable risk, return and proceed with development:

Owner may agree to restrict rents on up to 20 percent of the 54 apartment units.

Owner will rent Retail/Office at attractive rates to secure occupancy and successful Tenants.

### Owner request:

CCHIP/City/County provide \$20,000 per apartment unit (\$1,080,000), up to 54 units as incentive to the project.

Abatement of Taxes for CCHIP/City/County of 15 years from date of Certificate of Occupancy on 80% of the Project.

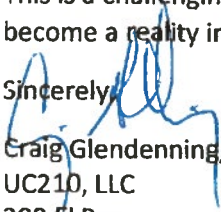
SAWS Impact Abatement, see attached estimate.

All other incentives per the CCHIP Program, including Retail and Office space forgivable loans.

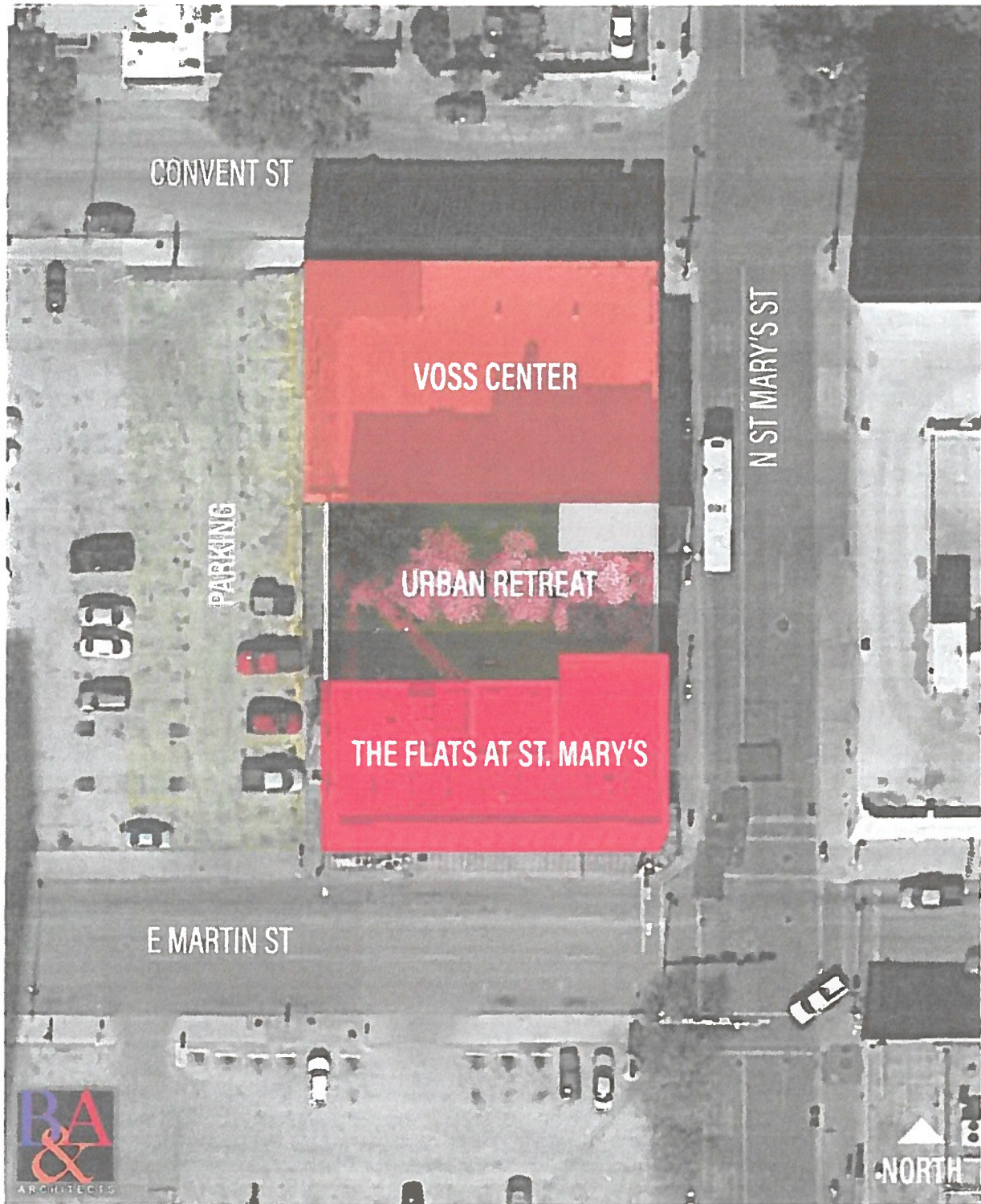
Additionally, the Owner would appreciate guidance for Historical Federal and State tax incentives.

This is a challenging project to make work, and without the CCHIP Program and your help, will not become a reality in the near future. Thank you for your consideration.

Sincerely,

  
Craig Glendenning, Partner  
UC210, LLC  
308 El Paso  
San Antonio, Texas 78207  
210-287-4868  
cglendenning61@yahoo.com





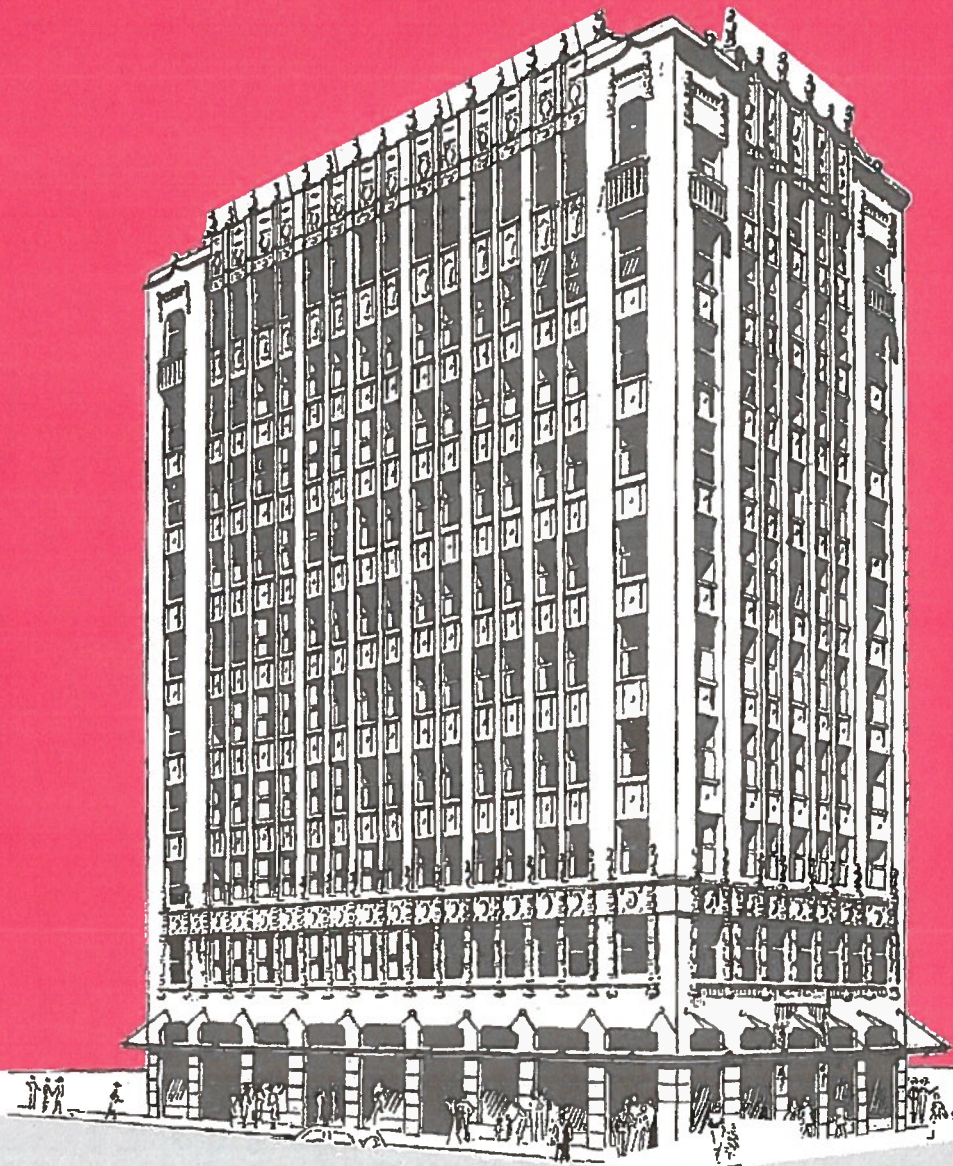
# N ST MARY'S MIXED-USE PROJECT

## SITE PLAN





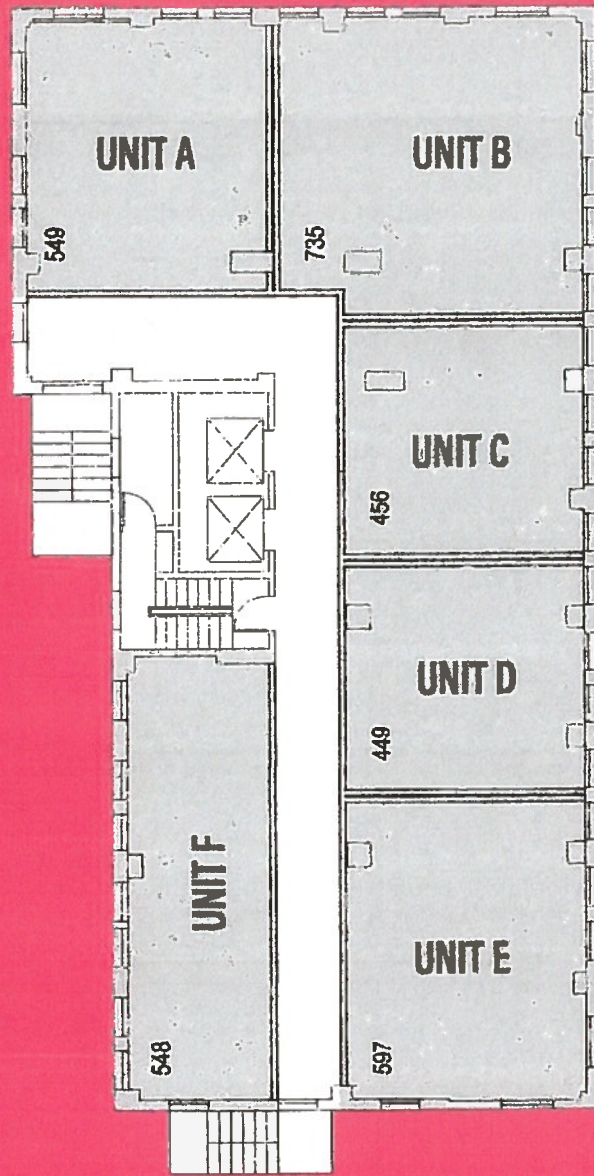
# THE FLATS AT ST. MARY'S



**54 UNITS**  
**RESTORED HISTORIC FACADE**  
**FIRST FLOOR LOBBY**  
**RETAIL SPACE**



# THE FLATS AT ST. MARY'S



TYPICAL FLOOR PLAN



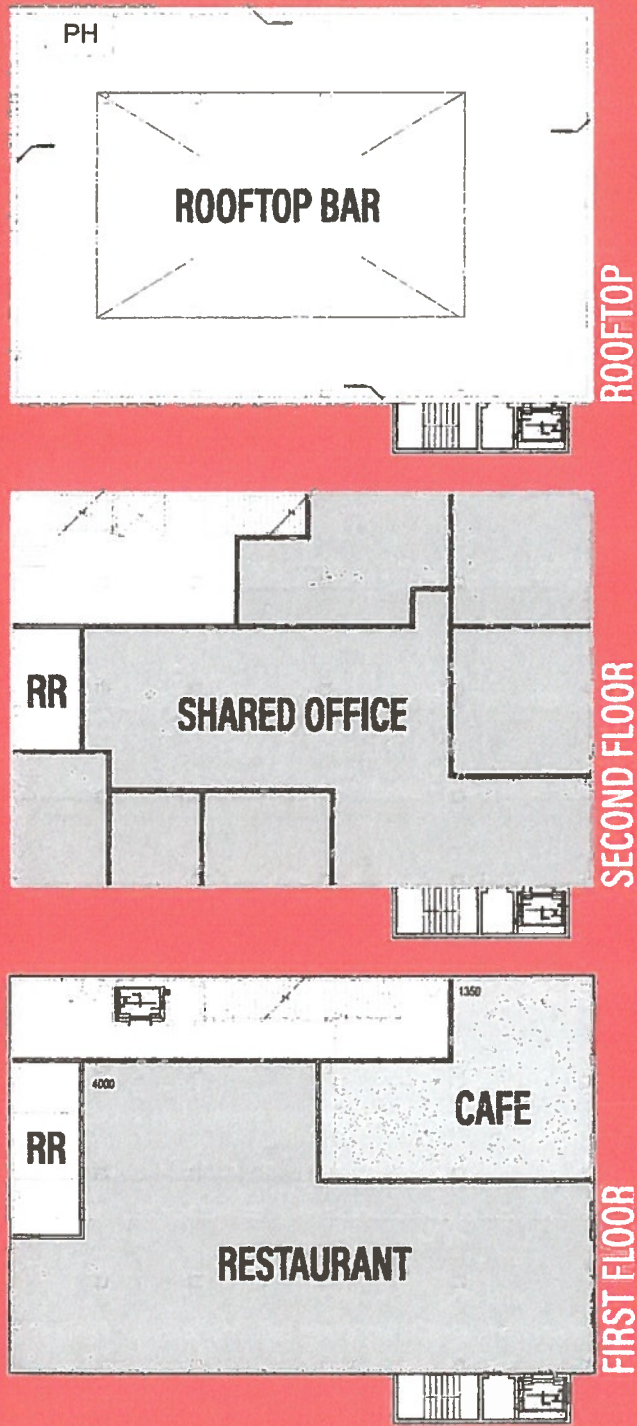
# VOSS CENTER



RESTAURANT  
CAFE  
SHARED OFFICE CENTER  
ROOFTOP BAR



# VOSS CENTER



**FLOOR PLANS**



## SAWS IMPACT FEE ESTIMATE

Date October 6, 2016 Applicant Craig Glendenning

Phone No. 210-287-4868

Service Address 601 St. Marys / 617 St. Marys

WASTEWATER EDUs			
TYPE	Criteria	#	EDU

	DATE	ZONE	METER	EDU	Total
Domestic	Rate 7	LOW		33	151,701.00
Domestic	Rate 7	LOW	0.625 in	1	4,597.00
Domestic	Rate 7	LOW	0.75 in	1.50	\$6,895.50

Irrigation					\$0.00
------------	--	--	--	--	--------

Fireline					\$0.00
----------	--	--	--	--	--------

Wastewater	Rate 7	Lower		48.0	\$72,240.00
------------	--------	-------	--	------	-------------

Local Benefit					\$0.00
---------------	--	--	--	--	--------

Total Service Cost Estimate **\$235,433.50**

*Remark. Requesting 54 Apartment Units 27 EDUs, retail (17,000 sq ft) 5 EDUs, and office spaces(6,800 sq ft) 1 EDUs at 601 St. Marys. Requesting Restaurant 3/4" 1.5 EDUs & Coffee Shop 5/8" 1 EDU with total of 180 seats (15 EDUs) at 617 St. Marys.*

*Apartments, duplexes, townhomes, and condominiums will be charged on a basis of 1/2 EDU per unit, if master metered.*

*Impact Fees are based on rates in effect at the date of this quote. Estimate is based on calculated EDUs, if meter size equivalent EDUs is greater than calculation, impact fees for water will increase. No Irrigation meters requested.*

*All installation charges shall be in accordance with current San Antonio Water System Regulations for water and wastewater service. This estimate is not intended to be an invoice for fees due to SAWS for water/wastewater service. Final costs may include other fees not identified in this estimate.*

Jackie Kneupper  
San Antonio Water System  
Counter Services  
210-233-3731

**EXHIBIT D**  
**CCHIP Agreement Term Sheet**



CITY OF SAN ANTONIO  
**CENTER CITY DEVELOPMENT  
 & OPERATIONS DEPARTMENT**

## CCHIP Agreement Term Sheet

### Flats on St. Mary's

**Project Name and location:** The Flats on St. Mary's project is located at 601-617 N St. Mary's St within the CBD, the Houston Street TIRZ, and Council District 1.

**Project Description:** Adaptive reuse of the historic Hedrick building into a mixed-use housing project including 54 new apartments, 6,800 square feet of office space and 17,000 square feet of retail space, for an estimated total project cost of \$8,333,340. Construction is scheduled to commence in January 2018 and be complete by June 2019.

**Project Developer and POC:** Craig Glendenning, Flats on St Mary's INC  
 (210) 287-4868

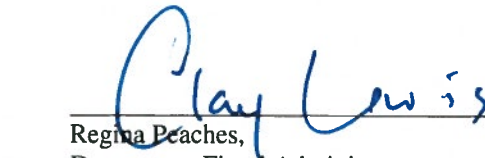
Incentive Package per CCHIP	Amount	Program Fees
City Fee Waiver .....	24,765.00.....	100.00
SAWS Fee Waiver .....	235,434.00.....	100.00
15-year tax increment reimbursement grant .....	466,100.00.....	2,250.00
- 100% participation in Houston Street TIRZ - 10% of units to maintain 1 <sup>st</sup> year rental rate for grant term (plus inflation) - Excludes 2016 base value of \$2,767,330 - Projected end value of \$8,333,340		
Development Loan (Forgivable).....	324,000.00.....	324.00
- Based on adaptive reuse and historic rehabilitation in the CBD (54 units @ \$6,000/unit) - Available upon commencement of construction of the residential units		
<b>TOTAL INCENTIVES AND PROGRAM FEES</b>	<b>\$1,050,299.00</b>	<b>\$2,774.00</b>


Program fees must be paid before execution of the final incentive agreement. All funding is subject to availability at the time of disbursement. The estimated tax reimbursement grant will be funded by the ad valorem tax increment generated by the project over the term of the grant. City fee waivers are funded by the General Fund. SAWS Fee Waivers are funded through an annual SAWS credit allocation. Loans are funded by the Inner City Incentive Fund and are subject to availability.

**Quoted incentives will be reserved for this project for up to 90 calendar days pending the execution of a CCHIP Incentive Agreement. If an Agreement has not been executed within 90 days from the receipt of this term sheet, then all quoted incentives will be forfeited and made available to other projects.**

Approvals:

 5/12/17  
 Sarah Esserlieu, Program Manager Date

 5/12/17  
 Regina Peaches, Date  
 Department Fiscal Administrator

 5/12/17  
 Ramiro Gonzales, Interim Assistant Director Date



**EXHIBIT E**  
**Evidence of Base Year Ad Valorem Property**  
**Taxes**

## Bexar CAD

### Property Search Results > 103812 RBRA INC for Year 2016

#### Property

##### Account

Property ID:	103812	Legal Description:	NCB: 401 BLK: 1 LOT: N 68.8 FT OF E 101.28 FT OF 6
Geographic ID:	00401-001-0060	Agent Code:	
Type:	Real		
Property Use Code:	098		
Property Use Description:	TRANSITIONAL USE		

##### Location

Address:	617 N SAINT MARYS ST SAN ANTONIO, TX 78205	Mapsco:	616E4
Neighborhood:	NBHD code10012	Map ID:	
Neighborhood CD:	10012		

##### Owner

Name:	RBRA INC	Owner ID:	425393
Mailing Address:	2 CARRIAGE HLS SAN ANTONIO, TX 78257-1204	% Ownership:	100.000000000000%
		Exemptions:	

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$376,270	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$377,270	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$377,270	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$377,270	

#### Taxing Jurisdiction

Owner: RBRA INC  
 % Ownership: 100.000000000000%  
 Total Value: \$377,270

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$377,270	\$377,270	\$59.23
08	SA RIVER AUTH	0.017290	\$377,270	\$377,270	\$65.23
09	ALAMO COM COLLEGE	0.149150	\$377,270	\$377,270	\$562.70
10	UNIV HEALTH SYSTEM	0.276235	\$377,270	\$377,270	\$1,042.15

11	BEXAR COUNTY	0.293250	\$377,270	\$377,270	\$1,106.35
21	CITY OF SAN ANTONIO	0.558270	\$377,270	\$377,270	\$2,106.19
57	SAN ANTONIO ISD	1.512600	\$377,270	\$377,270	\$5,706.59
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$377,270	\$377,270	\$0.00
SA009	San Antonio TIF #9 Houston Street	0.000000	\$377,270	\$377,270	\$0.00
Total Tax Rate:		2.822495			
				Taxes w/Current Exemptions:	\$10,648.44
				Taxes w/o Exemptions:	\$10,648.43

## Improvement / Building

**Improvement #1:** Commercial State Code: F1 Living Area: 13736.0 sqft Value: \$1,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
220	RETAIL STORE	C - G	WD	1950	3434.0
320	STORAGE WAREHOUSE	C - G	WD	1950	3434.0
320	STORAGE WAREHOUSE	C - G	WD	1950	6868.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1600	6968.00	0.00	0.00	\$376,270	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$1,000	\$376,270	0	377,270	\$0	\$377,270
2015	\$1,000	\$313,560	0	314,560	\$0	\$314,560
2014	\$100	\$243,880	0	243,980	\$0	\$243,980
2013	\$100	\$243,880	0	243,980	\$0	\$243,980
2012	\$100	\$243,880	0	243,980	\$0	\$243,980

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/17/1983	Deed	Deed	MICHAEL T LAHOOD	MICHAEL BIENBAUM	2751	0976	0
2		Deed	Deed		RBRA INC	5555	1283	0

2017 data current as of Dec 19 2016 12:35AM.

2016 and prior year data current as of Dec 9 2016 7:56AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

## Bexar CAD

Property Search Results > 103814 RBRA INC for Year 2016 Tax Year: 2016

### Property

#### Account

Property ID:	103814	Legal Description:	NCB: 401 BLK: 1 LOT: N 34.4 FT OF E 100 FT OF 7 & S 15.6 FT OF E 100 FT OF 6
Geographic ID:	00401-001-0080	Zoning:	D
Type:	Real	Agent Code:	
Property Use Code:	098		
Property Use Description:	TRANSITIONAL USE		

#### Protest

Protest Status:  
Informal Date:  
Formal Date:

#### Location

Address:	607 N SAINT MARYS ST SAN ANTONIO, TX 78205	Mapsco:	616E4
Neighborhood:	NBHD code10012	Map ID:	
Neighborhood CD:	10012		

#### Owner

Name:	RBRA INC	Owner ID:	425393
Mailing Address:	2 CARRIAGE HLS SAN ANTONIO, TX 78257-1204	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$270,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$271,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$271,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$271,000	

### Taxing Jurisdiction

Owner: RBRA INC  
% Ownership: 100.0000000000%  
Total Value: \$271,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$271,000	\$271,000	\$42.55
08	SA RIVER AUTH	0.017290	\$271,000	\$271,000	\$46.86
09	ALAMO COM COLLEGE	0.149150	\$271,000	\$271,000	\$404.20
10	UNIV HEALTH SYSTEM	0.276235	\$271,000	\$271,000	\$748.60
11	BEXAR COUNTY	0.293250	\$271,000	\$271,000	\$794.71
21	CITY OF SAN ANTONIO	0.558270	\$271,000	\$271,000	\$1,512.92
57	SAN ANTONIO ISD	1.512600	\$271,000	\$271,000	\$4,099.15
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$271,000	\$271,000	\$0.00
SA009	San Antonio TIF #9 Houston Street	0.000000	\$271,000	\$271,000	\$0.00
Total Tax Rate:		2.822495			
				Taxes w/Current Exemptions:	\$7,648.99
				Taxes w/o Exemptions:	\$7,648.96

**Improvement / Building**

**Improvement #1:** Commercial **State Code:** F1 **Living Area:** 2503.0 sqft **Value:** \$1,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
200	RESTAURANT	C - A	BR	1950	2503.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1148	5000.00	0.00	0.00	\$270,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$1,000	\$325,000	0	326,000	\$0	\$326,000
2016	\$1,000	\$270,000	0	271,000	\$0	\$271,000
2015	\$1,000	\$225,000	0	226,000	\$0	\$226,000
2014	\$100	\$198,000	0	198,100	\$0	\$198,100
2013	\$100	\$198,000	0	198,100	\$0	\$198,100
2012	\$100	\$198,000	0	198,100	\$0	\$198,100

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		RBRA INC	5555	1283	0

2017 data current as of May 8 2017 12:35AM.

2016 and prior year data current as of Apr 17 2017 8:59AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

## Bexar CAD

### Property Search Results > 103815 RBRA INC for Year 2016

#### Property

##### Account

Property ID:	103815	Legal Description:	NCB: 401 BLK: 1 LOT: S 50 FT OF E 100 FT OF 7
Geographic ID:	00401-001-0100	Agent Code:	
Type:	Real		
Property Use Code:	098		
Property Use Description:	TRANSITIONAL USE		

##### Location

Address:	601 N SAINT MARYS ST SAN ANTONIO, TX 78205	Mapsco:	616E4
Neighborhood:	NBHD code10012	Map ID:	
Neighborhood CD:	10012		

##### Owner

Name:	RBRA INC	Owner ID:	425393
Mailing Address:	2 CARRIAGE HLS SAN ANTONIO, TX 78257-1204	% Ownership:	100.000000000000%

Exemptions:

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,200	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$270,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$271,200	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$271,200	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$271,200	

#### Taxing Jurisdiction

Owner: RBRA INC  
 % Ownership: 100.000000000000%  
 Total Value: \$271,200

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$271,200	\$271,200	\$42.58
08	SA RIVER AUTH	0.017290	\$271,200	\$271,200	\$46.89
09	ALAMO COM COLLEGE	0.149150	\$271,200	\$271,200	\$404.50
10	UNIV HEALTH SYSTEM	0.276235	\$271,200	\$271,200	\$749.15

11	BEXAR COUNTY	0.293250	\$271,200	\$271,200	\$795.29
21	CITY OF SAN ANTONIO	0.558270	\$271,200	\$271,200	\$1,514.03
57	SAN ANTONIO ISD	1.512600	\$271,200	\$271,200	\$4,102.17
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$271,200	\$271,200	\$0.00
SA009	San Antonio TIF #9 Houston Street	0.000000	\$271,200	\$271,200	\$0.00
Total Tax Rate:		2.822495			
				Taxes w/Current Exemptions:	\$7,654.61
				Taxes w/o Exemptions:	\$7,654.61

## Improvement / Building

**Improvement #1: Commercial State Code: F1 Living Area: 43525.2 sqft Value: \$1,000**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
400	OFFICE	B - A	BR	1935	4980.0
400	OFFICE	B - A	BR	1935	38545.2

**Improvement #2: Commercial State Code: F1 Living Area: sqft Value: \$100**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CNP	Canopy	* - A		0	906.0

**Improvement #3: Commercial State Code: F1 Living Area: sqft Value: \$100**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - F		0	550.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	0.1148	5000.00	0.00	0.00	\$270,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$1,200	\$270,000	0	271,200	\$0	\$271,200
2015	\$1,000	\$250,000	0	251,000	\$0	\$251,000
2014	\$1,000	\$225,000	0	226,000	\$0	\$226,000
2013	\$1,000	\$225,000	0	226,000	\$0	\$226,000
2012	\$1,000	\$225,000	0	226,000	\$0	\$226,000

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		RBRA INC	5555	1283	0

2017 data current as of Dec 19 2016 12:35AM.

2016 and prior year data current as of Dec 9 2016 7:56AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.



**EXHIBIT F**  
**Fee Waiver Transmittal**

ICRIP ADMIN **Welcome Sarah**

ADMIN

Submitted Date	Est. Claim Date	Request Status	Status Date	Approval
11/9/2016 3:54:27 PM	9/1/2017	Approved ▼	11/18/2016 5:41:52 PM	<input checked="" type="checkbox"/> City <input type="checkbox"/> SAWS <input type="checkbox"/> Council Approved <input type="checkbox"/> Special Expiration <input type="checkbox"/> EDD Project <input checked="" type="checkbox"/> CCHIP Project <input type="checkbox"/> Other CCDO Project
<b>Status/Notes</b> Zoning approved 11/10/2016. SAWS to be approved upon execution of CCHIP agreement.				
				<a href="#">Save</a> <a href="#">Back To Home</a>
<a href="#">Activity History</a>				Record Saved

SAWS

SAWS Waived Amount: [Update](#)

CITY

City Waived Amount: [Update](#)

**ICRIP Fee Waiver Form Information WaiverId For 1737.**

**City Status: ACTIVE**  
**SAWS Status: NA**

**APPLICANT INFORMATION**

Project Owner: Flats on St Mary's INC

Developer Type: ForProfit

Other Developer Type:

**APPLICANT POINT OF CONTACT**

Project Role: Developer

Other Project Role:

Name: Craig Glendenning

Title: Project Manager

Company Name: Flats on St Mary's INC

Applicant Address: 308 El Paso St

City: San Antonio

State: TX

Zip Code: 78207

Phone: 210-287-4868

Fax:

Email: cglendenning61@yahoo.com

**PROJECT INFORMATION/DESCRIPTION**

Project Address: 601-607 N St Mary's St

City Council District: 1

Property/Parcel ID: 103815

Acreage:

Proposed Land Used of Project: Mixed Use

Other Proposed Land Used of Project:

Housing Units Created: 54

Project Description: Adaptive reuse of an historic office building into a mixed-use housing project including 54 new apartments, 6,800 square feet of office space and 17,000 square feet of retail space. Additional property IDs: 103817, 103812

Proposed Level of Investment: \$8,333,340.00

Project Start Date: 1/15/2017

Project Completion Date: 2/28/2019

Current Zoning of Project Site:

Estimate of City Fees: \$24,765.00

Applied for Other Incentive?: ☒ Yes ☐ No

If so, what Dept(s)? CCDO, CCHIP

SAWS Sewer and Water Impact Fee?: ☒ Yes ☐ No

SAWS Amount: \$235,434.00

No attachment record was found.

Request Submitted By: Web User

Request Submitted Date: 11/9/2016 3:54:27 PM

Last Modified By: 135133

Last Modified Date: 5/11/2017 3:02:28 PM

Request Status: Approved

Status Date: 11/18/2016 5:41:52 PM

Status Reason: Zoning approved 11/10/2016. SAWS to be approved upon execution of CCHIP agreement.

SAWS Waived Amt:

SAWS Waived Date:

SAWS Who Waived:

City Waived Amt:

City Who Waived:

City Waived Date:

Council Approved: No

Est. Claim Date: 9/1/2017

City Approved: Yes

SAWS Approved: No

City Expiration Date: 6/30/2019

SAWS Expiration Date:

Special Expiration: No

EDD Project: No

CCHIP Project: Yes

Other CCDO Project: No

Save